

3.9 PARKS AND RECREATION

This section characterizes existing and planned parks and recreational resources in proximity to the Tukwila South site and identifies potential impacts to parks and recreational resources under the Proposed Actions and alternatives.

3.9.1 Affected Environment

Existing Parks and Recreational Resources

Recreational resources on the Tukwila South site include a privately-owned golf driving range, located in the northwest portion of the site; no parks or other public recreational facilities are located on the site. A short segment of paved pathway is located on the site between S 200th and S 204th streets, along the west bank of the Green River. No other informal use of the site for passive recreational opportunities occurs.

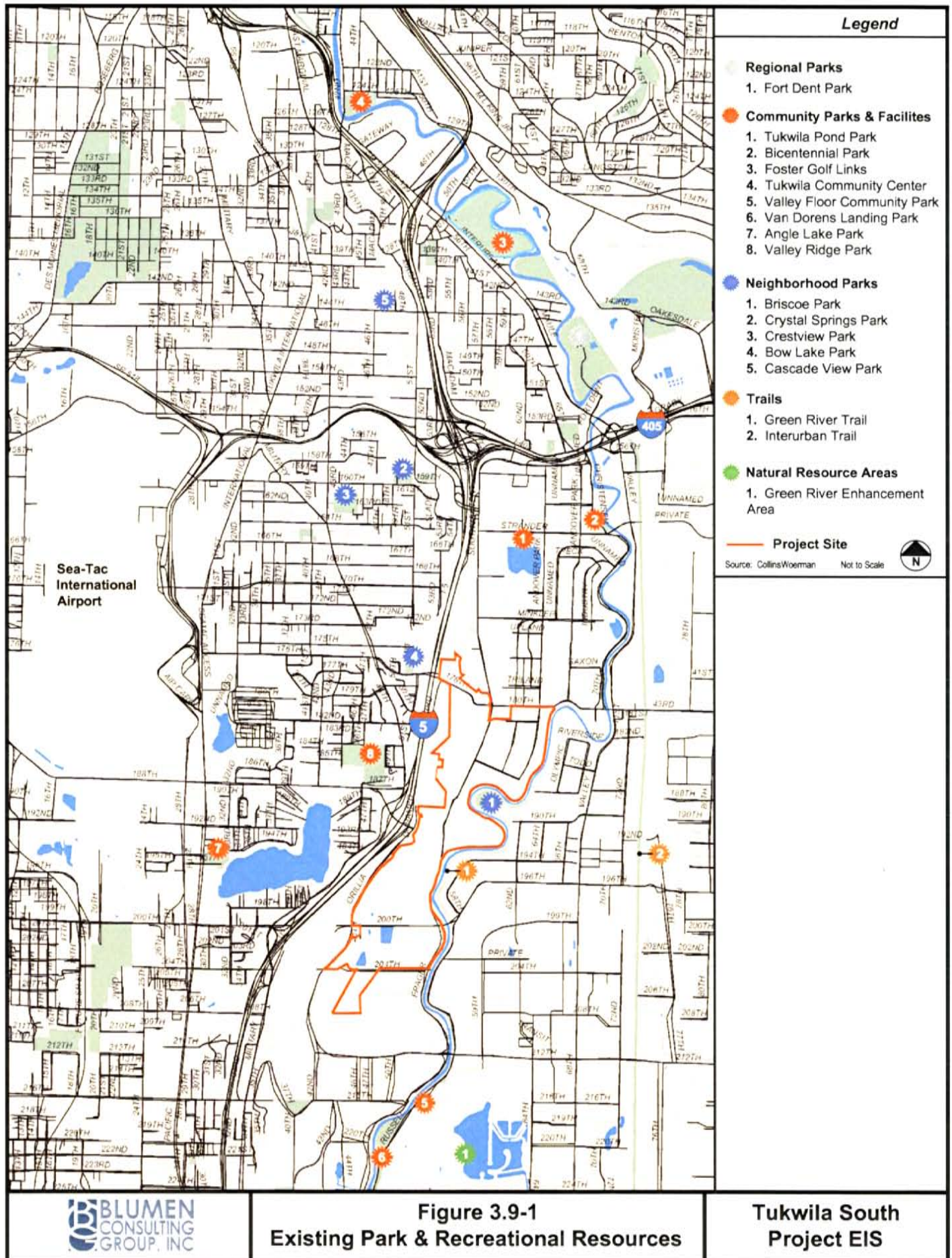
Below is a description of existing park and recreational facilities in the vicinity of the site that provide both active and passive recreational opportunities and could be used by future populations within the site. Figure 3.9-1 shows the location of these existing parks and recreational resources relative to the Tukwila South site.

Existing park and recreational resources that are located within one mile of the site include the following:

- Tukwila Pond Park (Tukwila)
- Valley Floor Community Park (Kent)
- Van Dorens Landing Park (Kent)
- Valley Ridge Park (SeaTac)
- Briscoe Park (Kent)
- Green River Trail
- Interurban Trail
- Green River Enhancement Area (Kent)

Existing park and recreational resources that are located within three miles of the site include the following:

- Fort Dent Park (Tukwila)
- Bicentennial Park (Tukwila)
- Angle Lake Park (SeaTac)
- Crystal Springs Park (Tukwila)
- Crestview Park (Tukwila)



Regional Parks

Fort Dent Park

Fort Dent Park is 51 acres and is located north of I-405 and east of Interurban Avenue, along the Green River, approximately 2.3 miles north of the project site, in the City of Tukwila. This park is fully developed and includes: soccer fields, softball fields, picnic areas, a trail along the Green River, restrooms and parking.

Community Parks and Facilities

Tukwila Pond Park

Tukwila Pond Park includes 2.4 acres of developed area and 22.3 acres of undeveloped area. The park is located at 299 Strander Boulevard, approximately three-quarters of a mile north of the project site in the City of Tukwila. This park includes a pond/wetland, interpretive center/restroom, picnic tables, trails, viewing platforms and parking.

Bicentennial Park

Bicentennial Park is a 1 acre park and is located at 6000 Christensen Road, approximately 1.25 miles north of the project site in the City of Tukwila. This park is fully developed and includes: play equipment, picnic tables, trails restrooms and parking. It features a bicentennial cabin replica and a river trail.

Foster Golf Links

Foster Golf Links is 70 acres and is located north of I-405 and east of Interurban Avenue S, along the Green River, approximately 3.5 miles north of the project site in the City of Tukwila. Foster Golf Links is an 18-hole, public golf course, and includes a clubhouse and putting green.

Tukwila Community Center

The Tukwila Community Center is located on 12 acres, north of I-405 at 12424 42nd Avenue S, approximately 4.6 miles north of the project site, along the Duwamish River in the City of Tukwila. The Community Center is 48,000 square feet and hosts a variety of programs and events. Indoor recreational facilities include racquetball courts, a gymnasium, and fitness room. Outdoor facilities include sports fields, sports courts and picnic areas.

Tukwila Pool

The Tukwila Pool is located at 4414 S 144th Street, approximately 4.25 miles from the site. The swimming pool facility is operated by the City of Tukwila.

Valley Floor Community Park

Valley Floor Community Park is 50 acres, located at 21601 Frager Road, approximately 0.5 mile south of the project site, on the west bank of the Green River in the City of Kent. This park is currently undeveloped open space; however, the City of Kent has plans to develop facilities at

the park in the long-term (beyond 2010). Facilities could include athletic fields, play equipment, trails and picnic areas (City of Kent Parks, Planning and Development, 2004).

Van Dorens Landing Park

Van Dorens Landing Park is 10 acres, and is located one mile south of the site, along the Green River in the City of Kent. This park features a hand carried boat launch, multi-use playfield, picnic areas, play equipment, parking, and restrooms. This park is adjacent to the Green River Enhancement Area, a 310 acre natural open space.

Angle Lake Park

Angle Lake Park is 10.5 acres and is located west of I-5 at 19408 International Boulevard, approximately 1.8 miles west of the project site, in the City of SeaTac. This park features a boat launch, open recreation area, stage, picnic shelters, restrooms, swimming and fishing.

Valley Ridge Park

Valley Ridge Park is 21 acres and is located west of I-5 at 4644 S 188th Street, approximately 0.5 mile west of the site, in the City of SeaTac. This park features sports fields, tennis courts, a skate park, community center, playground equipment and sports courts.

Neighborhood Parks

Briscoe Park

Briscoe Park is 7 acres and is located along the Green River Trail, directly across the Green River from the site, in the City of Kent. This park features a multi-use playfield, picnic areas, parking, trail benches, and a “hand carried” boat launch.

Crystal Springs Park

Crystal Springs Park is 11 acres and is located west of I-5, at 15832 51st Avenue S 51st Avenue S, approximately 1.5 miles northwest of the site in the City of Tukwila. This park is fully developed and includes: basketball courts, tennis courts, picnic tables, picnic shelters, horseshoe pits, trails, restrooms and parking.

Crestview Park

Crestview Park is 4.5 acres and is located west of I-5 at 16200 42nd Avenue South, approximately 1.8 miles northwest of the project site, in the City of Tukwila. This park is fully developed and includes: baseball/softball field, tennis courts, play equipment, picnic tables, picnic shelter, trails, restrooms, and parking.

Bow Lake Park

Bow Lake Park is 4 acres of undeveloped open space, located west of I-5, at 5040 S 178th Street, in the City of SeaTac.

Cascade View Park

Cascade View Park is 2 acres and is located west of I-5 and north of SR 518. It includes play equipment, a non-regulation basketball court and picnic tables.

School Facilities

The City of Tukwila has joint use agreements with the Tukwila School District for use of facilities at three elementary schools, one middle school, and one high school. Types of facilities include: play equipment, soccer fields, softball/baseball fields, basketball courts, a football stadium, practice field, running track, fitness courts, and covered play areas.

- Tukwila Elementary School is 5 acres in size and is located in the northeast quadrant of the City at 5939 S 149th Street.
- Thorndyke Elementary School is 10.5 acres and is located in the northwest quadrant of the City at 4415 S 150th Street.
- Cascade View Elementary School is 8.4 acres and is located in the northwest quadrant of the City at 13601 32nd Avenue South.
- Sholwater Middle School is 15.0 acres and is located in the northwest quadrant of the City at 4242 S 144th Street.
- Foster High School is 18.9 acres and is located in the northwest quadrant of the City at 4242 S 144th Street.

Trails

Green River Trail

The Green River Trail is a regional trail that extends from south Seattle through Kent. The segment of the Green River Trail within the City of Tukwila is an 8.4-mile-long, paved multipurpose trail, along the Green River shoreline. Trail facilities include picnic tables, benches, and exercise areas. Several parks that provide passive recreation opportunities are located along the Green River trail near the project site. Briscoe Park (described above) is located on the east shore of the Green River directly across from the project site. Parks located one to two miles south of the site along the Green River include Anderson Park (0.3 acres) and Van Dorens Landing Park (10 acres).

Interurban Trail

The Interurban Trail is also a regional trail that extends from I-405, in the City of Tukwila, south approximately 14 miles to the City of Pacific. The segment of the Interurban Trail within the City of Tukwila is a three-mile-long, paved multipurpose trail along the Puget Sound Energy right-of-way, east of the Green River, and approximately one-quarter mile from the project site. Facilities include picnic tables. An east-west trail connects the Green River and Interurban trails within the City of Kent. This connection is located between S 212th and S 228th streets, approximately 1.3 miles from the site.

Natural Resource Areas

Green River Enhancement Area

The Green River Enhancement Area is 310 acres and located approximately one mile south of the project site adjacent to Van Dorens Landing Park (see description above) in the City of Kent. This natural area is used for stormwater detention and includes enhanced wetlands and wildlife habitat. Public facilities include three observation towers, parking, and trails.

Planned Park and Recreational Facilities

Park and recreational resources within the City of Tukwila that are proposed for development are identified in the *City of Tukwila Parks, Golf, and Open Space Plan, 2001-2006* and the City's *2004-2009 Capital Improvement Program*. Planned new facilities include:

- Grandmother's Hill Park (a 10-acre parcel along the Green River at East Marginal Way).
- Water Spray Park (location to be determined).
- Ryan Hill Park (future land acquisition of 2-8 acres for a neighborhood park in the northeast area of the City).
- Greenbelt Trails (future pedestrian trails on City rights-of-way, easements, and fronting the Green River).

A *Six-Year Master Plan* has also been prepared for Foster Golf Links. The revised plan focuses on the construction of a new maintenance facility and course improvements. A new clubhouse that was called for in the Plan has been constructed. Improvements would be funded primarily through user fees and a construction bond.

Park and recreational resources within the City of Kent that are proposed for development are identified in the *City of Kent Proposed 2005-2010 Capital Facilities Plan*. Planned facilities (in the vicinity of the Tukwila South site) include the following:

- Valley Floor Community Park (located 0.5 miles south of the Tukwila South site, this park is targeted for future development of facilities (beyond 2010) that could include athletic fields, play equipment, trails and picnic areas and additional land acquisition).
- Anderson Park (located 1 mile south of the Tukwila South site, this 0.3-acre park will be constructed in the Spring of 2005; facilities will include picnic tables, and benches).

Level of Service and Capital Facilities Planning

Park and recreational facility development in the City of Tukwila has been carried out in the past in response to park user requests and natural resource preservation opportunities, and through implementation of recreation standards. The *City of Tukwila Parks, Golf and Open Space Plan, 2001-2006* includes goals and objectives for the City's Park system that address public access, public involvement, park and recreational facilities, public spaces, linkages and nodes, open space and finance. Identified goals include (in part): distributing park facilities throughout the City of Tukwila to encourage equal participation (Goal I.C.); linking residential areas to commercial areas, schools, parks, and the shoreline via sidewalks, pathways, trails and bikeways (Goal I.E.); providing a system of parks that provides direct access to a park within one-half mile of all City areas (Goal III.A.); providing public plazas to support major centers of government and business activity or to capitalize on major environmental features, such as

views or water features (Goal IV.A.); and providing vehicle and pedestrian-oriented nodes, such as gateway signs and landscaping, mini-parks, plazas, and viewpoints (Goal IV.D.).

The *City of Tukwila Parks, Golf and Open Space Plan, 2001-2006* evaluates future park and recreational facility needs using analysis techniques that include: conformance with goals and objectives; observations of current facility use; public requests and comment; analysis of physical characteristics of potential new park sites; analysis of growth and development patterns; and donation and grant opportunities. The *Plan* does not include any specific level-of-service (LOS) ratios for park and recreational facilities. Park and recreational facility needs for the City are reviewed annually and are reflected in the City's *Capital Improvement Program*.

The City of Tukwila Comprehensive Plan Residential Neighborhoods Element Policy 7.5.4 states "Within one-quarter-mile of residential areas, provide a recreational facility or enhanced trail linkage to a neighborhood park. Provide a neighborhood park within one-half-mile of residential areas.

For this EIS analysis, the City's existing level of service (LOS) in park and recreational acreage per 1,000 residents was calculated, based on total acreage currently provided in the City, and the total existing residential population of 17,200. The existing LOS for neighborhood parks, trails, and open space are shown in Table 3.9-1.

3.9.2 Impacts

This section discusses parks and recreational resource impacts related to infrastructure construction and development of future land uses identified under Alternatives 1 and 2 and the No Action Alternative at full buildout. Implementation of the Tukwila South Master Plan, consistent with the vision and policies identified in the City's 2004 Comprehensive Plan amendments, would result in the opportunity for a range of uses on the site, including campus research and development, office, retail, residential and hotel uses.

**Table 3.9-1
EXISTING NEIGHBORHOOD PARKS, TRAILS AND OPEN SPACE LEVEL OF SERVICE,
CITY OF TUKWILA**

Resource	Existing Level of Service
Neighborhood Parks	2.02 acres per 1,000 population
Open Space	1.58 acres per 1,000 population
Walking Trails	0.59 mile per 1,000 population

Source: City of Tukwila, 2005.

Note: Existing levels of service were calculated based on parks inventory data provided by the City of Tukwila in 2005 and a population of 17,200 residents.

The City, as part of its planning responsibilities under the Growth Management Act (GMA), is required to plan for future demands on park and recreational resources and facilities within the City resulting from growth. Future demands on facilities, resulting from the Tukwila South project, could be addressed through both provision of park and recreation facilities on site, and, on a broader level, through annual updates to the City's Capital Improvement Program (CIP), and in periodic updates to the City's *Parks, Golf and Open Space Plan*. Actual demands resulting from new population and employment growth on the site would be generated incrementally during the 25-year buildout period.

Alternatives 1 and 2

Infrastructure Development Phase

Under Alternatives 1 and 2, the onsite segment of pathway, located between S 200th and S 204th streets along the west bank of the Green River, would be eliminated, in order to avoid safety conflicts with trucks utilizing the temporary haul access road (refer to Chapter 2 for a detailed description of the infrastructure development phase). This segment of pathway may or may not be permanently displaced depending on the U.S. Army Corps of Engineers' maintenance needs for the relocated flood protection barrier dike. The privately-owned golf driving range in the northwest portion of the site would also be eliminated to allow for grading and infrastructure development.

Clearing and grading and other construction activities associated with development of the proposed infrastructure facilities would result in temporary increases in dust and noise levels, which could affect users of the Green River Trail and/or Briscoe Park located on the east shoreline of the river for the duration of these activities (periodically over the 3-year infrastructure development phase). The majority of construction activity (i.e., Southcenter Parkway extension, site grading activities, establishment of stormwater facilities) would occur at a considerable distance from the trail and park on the east side of the river. Given this distance and the temporary nature of the infrastructure development phase, such impacts would not be significant.

Full Buildout

Alternatives 1 and 2 could provide increased recreational opportunities on the site, on an incremental basis, as the site is developed. This could include a mix of landscaped open space, plazas and courtyards, and pedestrian/bicycle pathways associated with campus style development, new onsite recreation space (such as fitness centers and health clubs), and pedestrian/bicycle pathways associated with residential development on the site.

Open Space and Recreational Facilities

Open Space

At full buildout under Alternatives 1 and 2, approximately 20 to 25 percent of the site is assumed to be retained as open space; this includes preservation of sensitive areas and creation of new habitat areas, as well as open space within the developed portions of the site. The specific recreational features that would be provided as part of future development would be determined as individual applications are submitted to the City for review and approval. As currently envisioned in the proposed Master Plan, retained open space in undeveloped portions of the site would total approximately 99 acres and would include approximately 62 acres of hillside, 32 acres of wetland rehabilitation area, 0.34 acres associated with the relocation and enhancement of new Johnson Creek (currently a ditched stream known as Johnson Ditch), and 4.5 acres of Green River Off-Channel Habitat area. The proposed Master Plan envisions these areas as a comprehensive network of open space on the site.

As currently envisioned in the proposed Master Plan, open space within the developed portions of the site could include primarily passive, landscaped and hardscape areas (such as paved plazas and courtyards associated with campus development), and pedestrian and bicycle

pathways. Open space would also include new opportunities for public access to the Green River shoreline. Public access opportunities to the shoreline could include pedestrian and bicycle pathways, viewpoints and/or other public gathering places. (Note: It is assumed that any future development within the shoreline management area of Planning Areas C, D, F and H (see Figure 2-3 in Chapter 2) would be consistent with applicable City of Tukwila shoreline management policies and regulations which call for public access to the shoreline. See Section 3.7, Relationship to Plans and Policies, for further discussion of City policies and regulations).

Recreational Facilities

As currently envisioned in the proposed Master Plan, additional recreational features on the site (outside of the shoreline area) could include public gathering places, such as plazas, courtyards and greens, and pedestrian/bicycle pathways connecting various campus uses with each other and to adjoining retail and residential areas. These recreation/open space opportunities would primarily be under private ownership, but could be available for use by both employees and residents at the site, as well as the general public. The open spaces, plazas and pathways described above would be designed to be part of an interconnected network to foster a campus environment. See Chapter 2, Description of the Proposed Actions, for a description of the proposed campus-style development.

Pedestrian/bicycle pathways associated with campus-style development of the site could create connectivity between campus research and office uses and other onsite uses. The exact layout of the trail system would depend on the specific needs of future developers/businesses onsite and the site plan review process for individual development projects. Additionally, in the future, a possible pedestrian connection(s) could be created to link the site to the Green River Trail and Briscoe Park on the east side of the Green River. This pedestrian connection is a possible future action that would be subject to additional environmental review under SEPA. Such a connection would provide a link from the site to the broader King County regional trail network.

Onsite streets could also be developed with pedestrian movement in mind, with features such as sidewalks, bicycle paths, and appropriate signage for pedestrians and bicyclists. Along with the paths described above, these streets would be part of the network of connected open spaces.

In summary, a portion of the site would be retained as open space, and would include landscape and hardscape areas, a network of pedestrian/bicycle paths, and public shoreline access. These areas would provide a mix of recreational opportunities on the Tukwila South site. Wetland and other preserved sensitive areas could also provide recreational opportunities if appropriately managed.

Demand on Park and Recreational Resources

Total residential onsite population capacity in year 2030 is estimated to range between 1,505 (Alternative 2) and 4,085 (Alternative 1), based on the assumed land uses under these alternatives. Employment capacity would range between 22,427 (Alternative 2) and 28,685 (Alternative 1) (see Section 3.8, Socioeconomics, for further discussion of onsite population and employment capacity). Increases in onsite population due to permanent residents, as well as employees within the site, would result in demands on local and regional park and recreation resources on an incremental basis over the 25-year buildout period. Increases in demand on active recreation facilities, such as baseball and soccer fields, tennis courts, swimming pools,

etc., would likely occur. Park and recreational resources most likely to receive the greatest increase in use would be those potentially used by both the resident population and employees, including for example, the Green River Trail, Briscoe Park and nearby athletic fields, such as at Crestview Park, Fort Dent Park and at local schools. Therefore, increases in use could result at facilities in the City of Tukwila, as well as in Kent and SeaTac. Given that there is a variety of recreational opportunities within 1 to 3 miles of the site, increases in use would likely be distributed among numerous park facilities.

Park and recreational resources within 1 to 3 miles that are easily accessible from the site would likely experience the greatest demand. These parks and trails include: Tukwila Pond Park, Bicentennial Park, Fort Dent Park, Crystal Springs Park, Crestview Park, the Green River Trail and the Interurban Trail within the City of Tukwila; Valley Floor Community Park, Van Dorens Landing Park, Briscoe Park, and the Green River Enhancement Area within the City of Kent; and, Valley Ridge Park and Angle Lake Park within the City of SeaTac. Increase in the use of regional trails in the area would likely result from both employees commuting to the site and from residents using the trails for recreational purposes. Demand on athletic fields at Crestview Park could increase, as could demand on soccer facilities at Fort Dent Park. It is also likely that demand on the Tukwila Pool would increase under Alternatives 1 and 2; however, it is possible that pool facilities would be provided within a private health club(s) on the site, offsetting some of the demand. The Tukwila Pool is located approximately 4.25 miles from the site.

Increases in demand on recreational facilities would vary between the residential and employee population. Employment uses on the site would likely result in some additional demand on nearby park and recreation resources, including both passive and active facilities, with increased demand likely at the Green River Trail, Briscoe Park and athletic fields, such as at Crestview Park and Fort Dent Park. The demand from employees at the site would be expected to be less than the demand from residents.

As indicated under Affected Environment, the City of Tukwila has not adopted level-of-service (LOS) standards for park and recreational facilities. In order to gauge the future needs for such facilities, that would result from Tukwila South, an analysis of the relationship of the Alternatives 1 and 2 to existing levels of service (currently provided in the City) is provided below.

In order to meet the existing LOS within the City of Tukwila under Alternatives 1 and 2, neighborhood parks, trails and open space would need to be developed. Table 3.9-2 summarizes the amounts of these resources that would need to be developed to meet existing service levels. Based on existing LOS, residential uses under Alternatives 1 and 2 would generate demand for approximately 14.7 and 5.42 acres of parkland, respectively. Demand for approximately 2.4 and 0.9 miles of trails would also be generated.

For comparison purposes, Tukwila's existing LOS was compared to other jurisdictions in the area. Table 3.9-3 shows existing levels of service in Tukwila in comparison to level of service standards used by the cities of Renton, Bellevue and Redmond for the same types of recreational resources. These three jurisdictions have large amounts of employment; therefore, like Tukwila, their daytime population is larger than their residential population and employees likely generate some demand on nearby parks and recreational resources. Adopted LOS standards are used in these cities to determine mitigation requirements and future parks

Table 3.9-2
ESTIMATED DEMAND UNDER ALTERNATIVES 1 AND 2 BASED ON EXISTING LOS IN
TUKWILA

Resource	Existing Level of Service (per 1,000 population)	Estimated Demand under Alternative 1	Estimated Demand under Alternative 2
Neighborhood Parks	2.02 acres	8.25 acres	3.04 acres
Open Space	1.58 acres	6.45 acres	2.38 acres
Walking Trails	0.59 mile	2.41 miles	0.88 miles

Source: City of Tukwila, 2005.

Note: Existing levels of service were calculated based on parks inventory data provided by the City of Tukwila in 2005 and existing population of 17,200 residents.

Estimated demand is based on population of 4,085 under Alternative 1 and 1,505 under Alternative 2, and is the amount of resources that would be needed to maintain the City's existing level of service.

Table 3.9-3
COMPARISON OF EXISTING TUKWILA LOS TO LOS STANDARDS OF RENTON,
BELLEVUE AND REDMOND

Resource	Tukwila Existing LOS (per 1,000 population)	Renton Recommended LOS (per 1,000 population)	Bellevue Adopted LOS Standard (per 1,000 population)	Redmond Adopted LOS Standard (per 1,000 population)
Neighborhood Parks	2.02 acres	1.2 acres	1.5 acres	1.0 acres
Open Space	1.58 acres	12.7 acres	NA	NA
Trails	0.59 mile	0.2 mile	1.1 miles	0.25 mile

Source: Blumen Consulting Group, Cities of Renton, Bellevue and Redmond, 2005.

acquisition needs, and are based on the amount of residential population. As indicated in the table, Tukwila's existing levels of service for neighborhood parks and trails are generally higher than those in the other jurisdictions indicating that Tukwila is currently providing a relatively high level of park and recreation service to its employees and residents; therefore, the assessment of needs from the proposed Tukwila South project based on Tukwila's existing LOS (Table 3.9-2) provides a conservative analysis.

It is possible that future residential developments on the site would provide some amount of onsite recreation space and opportunities; the specific types and amounts would depend on market choices made by future residential developers and the site plan review process for individual development projects. These recreation spaces are typically provided in multifamily developments to both meet market demand and zoning/development regulations, and could include active recreation facilities, such as a health/fitness center and children's play areas, as well as pedestrian/bicycle pathways.

Public planning for parks facilities and improvements within the cities of Tukwila, Kent and SeaTac would occur on an ongoing basis based on future overall growth in the area. Such planning, together with provision of onsite recreation opportunities under Alternatives 1 and 2, would reduce the degree of impacts to existing parks and recreation facilities.

Indirect/Cumulative

Parks and recreational facilities in the City of Tukwila and the broader area, including those in the cities of Kent and SeaTac, could experience some indirect demand as a result of the potential relocation or in-migration of some employees associated with the Tukwila South project. For example, in-migrant employees that choose to live in these jurisdictions would likely use nearby parks and recreational facilities. It is anticipated that some portion of in-migrant employees would live within the Tukwila South site, while the majority would choose to reside in neighborhoods located throughout the Puget Sound area (refer to Section 3.8, Socioeconomics for a discussion of potential employee in-migration). Therefore, demand for park and recreational facilities, from in-migrant employees would similarly be distributed throughout the Puget Sound area and would not be anticipated to generate any significant indirect or cumulative impacts to parks and recreational resources.

No Action Alternative

Under the No Action Alternative, the initial infrastructure development phase would not occur. Construction activities would correspond more closely to the timing of actual development over the buildout period. As such, construction-related impacts to users of the Green River Trail and/or Briscoe Park from increases in noise and dust levels, could be of comparatively shorter duration than under Alternatives 1 and 2. As described under Alternatives 1 and 2, the privately-owned golf driving range would be eliminated to allow for future development.

At full buildout under Alternative 3 (No Action), a larger portion of the site would be retained as open space. Areas of open space would include preserved sensitive areas and landscaped areas within developed areas of the site. In addition, the site area south of the existing flood barrier dike at S 196th St would remain primarily in agricultural use or would be undeveloped. Similar to Alternatives 1 and 2, opportunities for public access to the shoreline could exist as a result of any new development within the shoreline management area. However, given the industrial nature of the No Action Alternative, such opportunities may be more limited than under Alternatives 1 and 2.

Outside of more limited opportunities for public shoreline access, development of industrial, retail and warehouse uses under this alternative could include limited landscaped areas associated with building entrances, setbacks and surface parking areas. Limited recreational value would be associated with these areas.

It is assumed that the No Action Alternative would not include residential uses, and therefore, would not generate any new residential population or associated demand for parks and recreational facilities. Employment capacity onsite under the No Action Alternative is assumed to be 4,577 (new capacity of 2,156 employees; the balance is associated with the Segale Business Park which would remain under this alternative) based on the assumed land uses (see Section 3.8, Socioeconomics, for further discussion of onsite population and employment capacity). This increase in onsite daytime employee population could generate some limited demand on local parks and recreational facilities.

Under the No Action Alternative, a coordinated approach to the provision of open space and pedestrian connections would not likely be provided. Pedestrian/bicycle pathways between industrial/warehouse and retail uses on the site would also not likely be provided. However, based on the types of assumed new land uses under this alternative and the proximity of a

variety of existing park and recreational resources to the site, demand for additional open space or park/recreational opportunities would likely be limited.

Indirect/Cumulative

Based on the types of land uses assumed under Alternative 3, and the 25-year buildout period, it is likely that the majority of new jobs would be filled by existing residents in the Puget Sound region and that no significant employee relocation or in-migration to the City of Tukwila and/or neighboring jurisdictions would occur. No significant indirect or cumulative impacts to area park or recreational resources would be anticipated.

3.9.3 Mitigation Measures

- As described above in the Impacts section, future increases in population and employment over the 25 year buildout period under Alternatives 1 and 2 would be incremental and would result in increased demand on park and recreational resources in the area. Potential increases in demand would be mitigated, in part, through provision of a range of onsite facilities. These could include a combination of landscaped and hardscaped areas, which could provide a mix of recreational opportunities, including public gathering spaces, view opportunities, public shoreline access and a network of pathways for pedestrians and bicycles. Other types of recreational opportunities could be provided in the onsite multifamily residential developments (e.g., health/fitness center). It is anticipated that through provision of onsite recreational opportunities, the availability of a variety of park and recreational facilities in the site vicinity and ongoing public capital facilities planning, significant impacts to area park and recreational resources would be mitigated.
- Under the proposed Master Plan, a total of approximately 99 acres of open space would be retained in undeveloped portions of the site. Additional open space would be provided in the developed portions of the site.
- Standards for dedication and/or improvement of trails, parks and open spaces could be included in the Development Agreement for the project.
- The specific provision of onsite recreational facilities would be determined as part of the site plan review process for individual development projects. This would include the layout of the pedestrian/bicycle trail network, the amount and configuration of open space within the developed portions of the site and the provision of any active park or recreation facilities.

3.9.4 Significant Unavoidable Adverse Impacts

With implementation of mitigation measures, no significant unavoidable adverse impacts to park and recreation facilities would be expected to result from the Proposed Actions or alternatives.